

DISTRICT V ADVISORY BOARD

Minutes

www.wichita.gov

July 11, 2005

7:00 p.m.

Auburn Hills Golf Course Clubhouse

443 S. 135th West

Nine District Advisory Board Members attended the District V Advisory Board meeting. Also in attendance were eight (8) City staff. Approximately 12 members of the public were present with 6 signing the sign-in sheet.

Members Present

David Almes
Bob Bulman
David Dennis
Jerry Hoggatt
Andy Johnson
John Marker
DeAnn Sullivan
Ann Wellborn
Council Member Bob Martz

Members Absent

Maurice Ediger
Steve Winslow

Staff Present

Officer Clark Bolan, Police
Jim Armour, Public Works
Steve King, Public Works
Scott Lindebak, Public Works
Kelly Carpenter, Finance
Jay Newton, Finance
Don Kirkland, Water and Sewer
Angela Krummel, City Mgr's Office

Guests

Listed on page 5.

Call to Order

Bob Martz, City Council Member, called the meeting to order at 7:05. He welcomed the public to the meeting and explained the role of the District Advisory Board to review public concerns, city projects and a variety of issues to make recommendations for him as the City Council member for District V. He said that all members of the public who wish to speak on an issue will be given an opportunity and asked that they wait to be acknowledged first and to allow others to speak without interrupting.

Community Police Report

Community Police Sergeant, Clark Bolan, Patrol West Substation, reported on vandalism and larceny occurring in District V. Many of the vandalism incidents involve the use of bb guns to shot out car windows. Larceny has seen a recent surge involving both homes and cars. Sergeant Bolan noted most thefts are items such as golf clubs, lawnmowers, and even smaller items like the change in car change holders. Sergeant Bolan urged homeowners to leave garage doors closed and keep valuable items locked inside. He also recommended not leaving anything of value in your car in plain sight.

Sergeant Bolan provided information about upcoming events, such as the National Night Out for neighborhood watch parties on August 1st, the Law Enforcement Expo on August 13th at Town Wood Square where children can get photo ID's, and the pilot program being started to partner local business with law enforcement in an effort to provide public safety messages on business signage.

Action: Information was received and filed.

Proposed Water and Sewer Increases

Don Kirkland, Water and Sewer, presented a proposal for the 2006 budget to increase water and sewer rates in relation to supporting system expansion and development needs. Kirkland explained the components associated with the cost of the Water and Sewer Department, such as operation and maintenance, capital, and administration. The Department is estimating potential shortages in 2015, and stated the City must start now in preparation for staving off shortages. The Department's goals are to ensure the quality and quantity and these rate increases will help in achieving these goals.

The Water and Sewer Department is recommending a 6% or \$.78 increase for water rates, and a 7% or \$.70 increase for sewer rates. Resulting in a \$1.48 monthly increase per average customer. Kirkland stressed how affordable Wichita's water and sewer rates are compared to other cities in the region. The increases are to cover the costs of adding new water and sewer infrastructure to meet the needs of the community till 2050. One of the largest of the costs is a new water treatment facility relying on the aquifer water source.

One **Board member** complimented the City on the outstanding job done to control the odor problems previously experienced. **Board members** wanted clarification on the aquifer recharge process. **Kirkland** answered all questions. The Board was concerned about the City's reliance on the aquifer as the leading source of water. **The Board** asked if any other options for a future water supply had been researched, such as a reservoir? **Kirkland** explained that intensive research was conducted, and the aquifer recharge and extraction process was the most viable option for a future water resource.

The Board asked if a tour could be scheduled to allow them to become more familiar with the water and sewer facilities? **Council Member Martz** said a tour would be fine. Overall the DAB was supportive of the water and sewer increases, although some concern was expressed about the effects of these perpetual increases on those residents with fixed incomes.

Action: Provided comments and input for City Council on water and sewer rate increases.

Kelly Carpenter and Jay Newton, Finance, presented an overview of the 2006-2007 Budget. Board members had been handed a copy of the *budget in brief* prior to the meeting. The proposed budget includes a new approach to benchmarking based on ICMA standards. Benchmarks will be compared from budget year to budget year to see the City's progress. The benchmarking strategy was well received by DAB members. The balanced Operating Budget for 2006-2007 totals \$450.2 million in expenditures and \$387 million in revenues. **Kelly Carpenter** clarified by saying the budget is balanced when required regulatory excesses in expenditures are factored in. The General Fund balances at \$177 million in both expenditures and revenues. All

City services are sustained, with no layoffs. The budget also reports no property tax increase, remaining at 31.828 mills for the 12th consecutive year. The budget includes the addition of 7 firefighters, 17 security personnel as part of the City Hall security initiative. The budget also includes \$1 million for economic development. The \$719,000 approved by Council for arts and culture has only \$300,000 in the budget up to this point. The City and County will still continue to fund affordable air service to Wichita with \$2.5 million from the City and \$1 million from the County. The budget also reflects a 3% wage increase with a continuation of the 80%/20% insurance premium coverage.

Jay Newton reported on several additional funds. The Airport Fund is fiscally sound. The Fleet Fund assumes level rates for 2006. The Golf Fund was negatively impacted by fewer rounds being played. The Transit Fund will be using \$3.5 million of General Funds in 2006-2007.

Carpenter explained that the next public hearing on the budget would be August 2nd and then again on the 9th. The budget must be filed by the 25th of August to be in compliance with State law.

Action: Comments were received by staff for the proposed 2006-2007 Budget.

Proposed ERU Increases

Jim Armour, Public Works, presented an overview of the storm water projects to be supported by the proposed ERU increases. Armour opened by stating the Department's mission: The maintenance, construction and reconstruction of the City's drainage system, as well as water quality aspects of the City's storm water pollution prevention program. The maintenance, operations, small projects, and water quality are paid for by Equivalent Residential Unit fees (ERUs). Construction and reconstruction projects are paid by ERU fees and General Obligation (G.O.) bonds. Non-residential properties are charged one ERU for every 2,139 square feet of impermeable surface. The current ERU rate of \$1.50 generates \$5.55 million annually, and each \$.01 increase in ERU rates creates \$37,000 more in revenues.

The Proposed 2005-2014 Storm Water CIP includes 19 projects totaling \$64,875,000, which are intended to reduce flooding of homes and businesses based on studies of areas known for flooding. G. O. Bonds will cover \$10.5 million, ERU fees will pay for \$37.4 million, and the remaining \$17 million will be grants/other. The Proposed 2005-2014 Storm Water CIP also includes 5 new projects totaling \$21,870,000. These will be funded by two \$.25 ERU increases. ERU fees will increase to \$1.75 in 2006 and \$2.00 in 2007. Wichita currently ranks 76th of 80 similar municipalities which average \$3.70 in ERU fees. Staff recommends approval of the \$22 million of new CIP drainage projects and the proposed ERU increases, which would be phased in over two years.

DAB members questioned if the Cowskin Creek detention project would be funded with the ERU increases? **Armour** responded that it may or may not be funded by the increases, but the City is currently buying property for the project and working with the Corps of Engineers.

Action: DAB members recommended Council approve the proposed increases. Members voted 9-0 in favor of the proposal.

Petition to Pave University Circle

Jim Armour, Public Works, presented a petition to pave University Circle, West of Arapaho. The project will provide paved access to partially developed residential area. Armour introduced the newly appointed City Engineers, Steve King and Scott Lindebak. Armour then explained the City allowed the developer to leave the area unpaved provided it be paved at a later time. University is plotted as a thru street from Maple to Arapaho in the initial development. There was a petition to pave the street approximately 3 years ago, which was rejected due to resident objection.

Five homeowners from the Arapaho properties in the improvement district were present at the meeting (lots 11, 13, & 14). Of those owners not present, lot 12 is out of the state, and lot 15 told the other owners they were not notified of the meeting. **Lot 11 owners** wanted to know who passed the petition around, since they have never seen the petition. Staff said the petition was started by **lot owner 17BQ**, who owns 61.6% of the improvement district, but is not a resident owner. **Armour** stated a resident owner must claim residency on their lot.

Arapaho Homeowners then wanted to know why their lots were eligible for this special assessment? **Steve King** responded that every lot within City limits can be assessed for street improvements twice under City policy. **The homeowners** questioned how a petition can be passed without them knowing about it? **Council Member Martz** explains that a petition can be passed 2 ways, (1) A valid petition must be signed by greater than 50% of the owners of the land area in the improvement district, or (2) Petition must be signed by greater than 50% of number of property owners in the improvement district. The petition in question was signed by 61.6% of the land area owners. **The Homeowners** questioned why the land owner Kingman (lots 17BR & 17BU) did not sign? Staff responded that Kingman is not a resident owner. They do not claim residency on the two adjacent lots, therefore the petition is valid without their signature.

The Homeowners went on to explain they have already had special assessments for a paved street and water. They said the special assessments are making it hard to afford and sell their homes. Owners also complained that the owners wanting the pavement do not keep their lots mowed. The owners say the pavement of University Circle would not be a benefit to any of the Arapaho homeowners.

The Board asked what the landowners of the undeveloped area plan to do with the land. **Armour** replied it is unknown at this time exactly what will be done with the land. **The Board** wanted to know what Staff recommends. **Staff** recommends paving University. **The Board** wanted to know how a benefit district is decided upon? Staff responded that it is those properties touching the road to be paved that have not already been assessed twice for roads.

Action: The Board decided 9-0 to defer recommendation until the next meeting to allow staff to provide additional information including the original petition from 3 years prior and the special assessment fees based on making University a thru street thus spreading the costs over Maple Lane residents. The Board also wants the zoning information for the improvement district.

Drainage Plan Review for the Lillie Addition

Jim Armour, Public Works, presented the drainage plan associated with CUP 2005-00028 and ZON2005-00023 as requested by the DAB on June 6, 2005. Residents in the area were concerned about the drainage. The property is generally located South of Maple and West of Maize. The development is called the Lillie Addition.

Council Member Martz asked at what point in the planning process are the drainage plans constructed? **Armour** said they are part of the plotting process, and a permit of occupancy will not be issued until drainage plans are plotted and shot. The Lillie Addition developer explains the drainage engineering calculations are made to hold more water than the first plan held presented to the DAB on June 6th, 2005. **Andy Johnson** asked if the plan reflects the maximum amount of impermeable surface area that would occur if the whole site were completely developed? **Staff** responded the plans met requirements. Staff did note that plans are not designed for extreme events such as back-to-back 100-year floods in a short period of time, and they are not required to be designed for such unlikely events.

Neighbors are also concerned about traffic congestion on Maize Road. There are no plans in the CIP at this time to add a turn lane. Neighbors want the City to look forward instead of reacting to the traffic congestion. **Council Member Martz** remarked that 5 lanes maybe a future consideration, but the traffic level at this time does require the additional lane. The Lillie Addition developer noted that a left turn lane from Maple to Kellogg has not been approved, but may be a future consideration.

No action was needed for this item. DAB members made comments on the drainage plan and traffic considerations. DAB members listened to Staff discussion and felt the drainage plan was acceptable.

Public Agenda- *Opportunity to present items not shown as part of the regular meeting agenda*
No Public Agenda items were presented.

Board Agenda- *Updates, Issues and Reports*

Council Member Martz noted City Council will be voting July 12th regarding the Westport turn lane. Council Member Martz also stated that all lawsuits against Wesley Hospital were dropped. Albertson's emergency room construction will begin by the second quarter of 2006.

Andy Johnson reported on two vacant houses at 21st and 119th that have overgrown weeds and are causing an eyesore for the area. Environmental services will be notified on this issue. Andy Johnson also mentioned the hazards funeral escorts can create on City streets and the issue should be looked in to.

Action: Address items, as appropriate.

With no further items, the meeting was adjourned at 11:05 p.m.

The next regular meeting for District Advisory Board V is scheduled at Auburn Hills Clubhouse at **7:00 p.m. on August 1, 2005.**

Respectfully Submitted,

Angela Krummel
Management Intern, City Manager's Office

Guests

Bruce Bergster	698 Wetmore, 67209
Clete Dold	218 S Breezy Ct.
Geri Faber	13501 Links Ln
Jeanne Schmitz	302 S. Limuel Ct.
Francis Werth	626 Redbarn